



**70 GLENNAVY ROAD,
LISBURN, BT28 3UT**



- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Spacious Setting With Private Aspects And Panoramic Views Over Lagan Valley
- Spacious And Highly Adaptable Family Accommodation Over Two Floors
- Lounge With Open Plan To Sun Room With Panoramic Views
- Recently Refitted Luxury Kitchen With Integrated Appliances, Quartz Worktops And Island Unit
- Utility Room With Range Of Units And Adjoining Cloakroom With Low Flush Suite
- Four Good Sized Bedrooms (Two With Shower Room En Suite)
- Family Bathroom To First Floor With Corner Spa Bath And Chrome Finish Heated Towel Rail
- Integral Garage With Remote Control Roller Door / EV Charging Point

PRICE: OFFERS IN THE REGION OF £399,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C75

REF:DL051124HG

- Spacious Gardens With Private Aspects / Driveway And Parking Areas
- Oil Fired Central Heating System With Grant Condensing Boiler (2021)
- PVC Double Glazed Windows And External Doors
- Beam Built In Vacuum System And Oak Internal Doors
- PVC Fascias And Soffits
- Excellent semi rural location convenient to Lisburn City Centre and ideal for commuting to work and schools, we strongly recommend early viewing.

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL: PVC double glazed entrance door and side panel. Ceramic tiled floor. Recessed spotlights. Cloaks storage cupboard under stairs.

LOUNGE: 4.06m (13'4") x 2.95m (9'8")

Limed oak effect ceramic tiled floor. Recessed spotlights. Two large windows with panoramic views.

SUN ROOM: 2.90m (9'6") x 2.67m (8'9")

Limed oak effect ceramic tiled floor. PVC double glazed door leading to patio area and rear garden. Panoramic views. Recessed spotlights.

SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA
8.05m (26'5") x 3.05m (10'0")

Excellent range of high and low level units and island unit with dining bar. Quartz worktops and upstands. Under counter bowl and half stainless steel sink unit with Grohe mixer tap. Integrated fan assist oven and combi microwave. 5 ring gas hob with extractor canopy above. Under unit lighting. Ceramic tiled floor. Recessed spotlights. Integrated dishwasher. Large pantry cupboard. Two large windows with panoramic views. Large media unit with power point.

UTILITY ROOM: Range of built in units. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Quartz effect worktops and upstands. Ceramic tiled floor. Access to garage.

CLOAKROOM: Low flush suite. Close couple low flush wc. Pedestal wash hand basin with mono style mixer tap. Ceramic tiled floor.



BEDROOM (1):
3.79m (12'5") x 3.56m (11'8")
Range of bedroom units.



LUXURY SHOWER ROOM EN SUITE: Large shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Feature wall and floor tiling.

FIRST FLOOR: Spacious landing with study area. Roof window with panoramic views. Multi power points and BT point.

BEDROOM (2): 3.92m (12'10") x 3.24m (10'8")
Roof window with panoramic views.



SHOWER ROOM EN SUITE: Large shower cubicle. Thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Ceramic tiled floor.

BEDROOM (3): 4.13m (13'7") x 3.77m (12'4")
Roof window with panoramic views.



BEDROOM (4): 3.55m (11'8") x 2.57m (8'5")
Roof window with panoramic views.

BATHROOM: White suite. Corner spa bath. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Ceramic tiled floor. Recessed spotlights. Chrome finish heated towel rail.



OUTSIDE: Spacious and private gardens to front and rear laid in lawns and well stocked with mature trees and shrubs. Paved patio area and paths. Driveway and parking area with EV charging point. Access is via right of way over shared lane.

INTEGRAL GARAGE: 5.28m (17'4") x 3.00m (9'10")
Remote control roller shutter door. Light and power. Grant condensing type boiler installed 2021.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £2,175.00

DIRECTIONS: From Lisburn proceed along Glenavy Road, approximately one mile turn right into lane, number 70 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



70 Glenavy Road

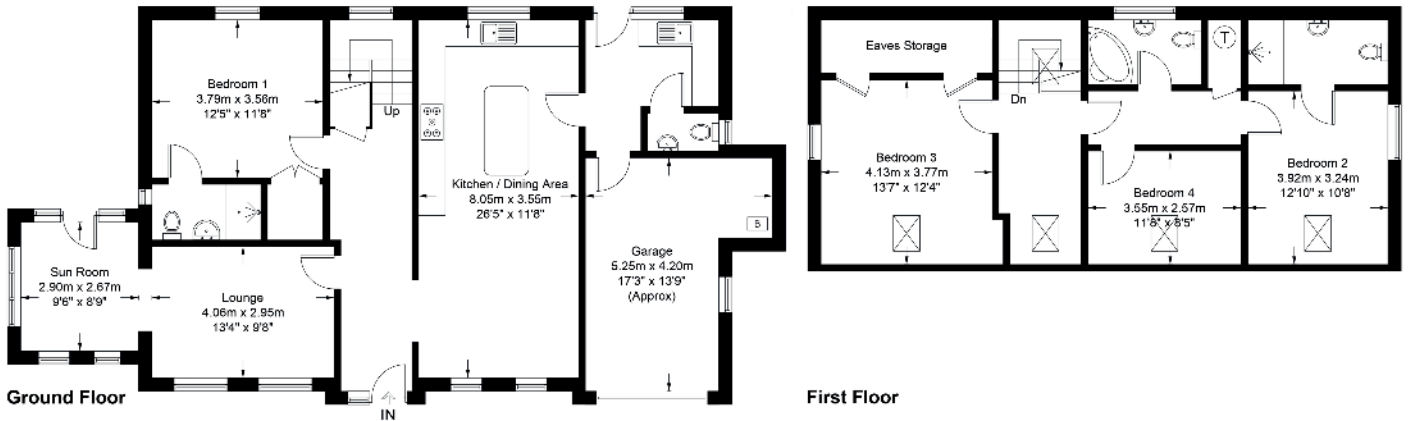


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1142255)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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